









A stunning, four bedroom detached house, impressively upgraded to provide a beautiful home within the highly sought after Burdon Rise development. The stylish interior is accessed via a reception hall with a staircase to the first floor and a cloakroom/wc. There is a 22ft lounge, enjoying a dual aspect and there is a fabulous open plan kitchen, dining and family area. The kitchen is fitted with a range of attractive units and a selection of integrated appliances and French doors out to the rear garden. To the first floor there is a master bedroom with en-suite shower room/wc, three further bedrooms and a family bathroom/wc. Externally there is a long driveway, a single garage and a wonderful, landscaped garden to the rear with a lawn, patio. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19. We highly recommend arranging a viewing to appreciate the quality of accommodation this exceptional home has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via an entrance door to

Entrance Hall



There is a double glazed window, radiator, built in cupboard and a staircase to the first floor, doors lead off to the cloakroom/WC, lounge and also to the open plan kitchen, dining and family area.

Cloakroom/WC



With a low level WC with concealed cistern and a pedestal wash hand basin, there is a radiator and part tiled walls.

Lounge 22'10" x 10'3"



This room enjoys a dual aspect with a double glazed window to the front and a double glazed French door to the rear, there are also two radiators.

Open Plan Kitchen, Dining And Family Area 19'4" x 7'8" extending to 9'4" + 11'6" x 8'8"



This fabulous open plan space incorporates the kitchen, dining and family area, the kitchen is fitted with an excellent range of modern wall and base units with work surfaces over incorporating a 1 1/2 bowl sink and drainer unit. Integrated appliances include an AEG electric double oven, an AEG gas hob with extractor over, a fridge, a freezer, a dishwasher and a washing machine, there are double glazed windows to the front and rear, two radiators and a double glazed French door leading out into the rear garden.

First Floor Landing



Built in cupboard providing storage space and also housing the hot water cylinder, in the landing there is also a radiator

and doors lead off to the four bedrooms and family bathroom.

Bedroom 1 12'11" not inc robes x 10'3"



Double glazed window to the front, radiator, fitted wardrobes and a door to the en suite.

En Suite Shower Room

Low level WC with concealed cistern, wash hand basin and a step in shower cubicle with mains fed shower, there is a chrome ladder style radiator, part tiled walls, tiled floor and a double glazed window.

Bedroom 2 9'10" x 9'8" not inc robes



Double glazed window to the front, radiator and fitted wardrobes.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 9'8" x 8'6"



Double glazed window to the rear and a radiator.

Bedroom 4 10'6" x 7'6"



Double glazed window to the rear and a radiator.

Family Bathroom



With a contemporary suite comprising of a low level WC with concealed cistern, wash hand basin set into vanity unit and a panel bath, there are part tiled walls, tiled floor, chrome ladder style radiator and a double glazed window.

Outside



To the front is a small garden area with a long driveway to the side providing off street parking, and access to the single garage, to the rear there is a delightful landscaped garden with a lawned area, attractive patio and raised planted borders.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council Tax Band

The Council Tax Band is Band E.

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Fawcett Street Viewings

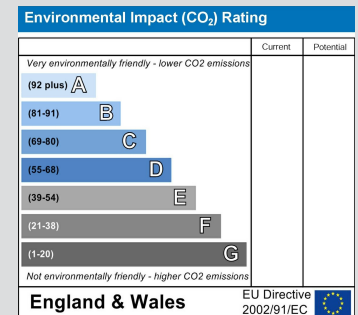
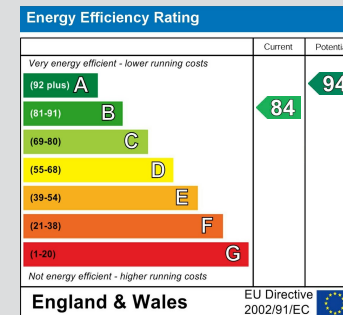
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Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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